

Criteria

Map

Results

Previous · Next · 1 of 1

Checked 0

All · None · Page

One-Line display

Display Agent 360 Property I at 1 per page

40 Schottie Rd, Littlestown, PA 17340 9749

Mount Joy

Tax ID 30G18-0030---000

Public Records

Tax History

Sale &amp; Mortgage

Flood Report

Most Recent Listing

Property History

Sketches

B\$ S\$

View Comparable Properties



## Summary Information

Owner: Michael W Meadows  
 Owner Address: 40 Schottie Rd  
 Owner City State: Littlestown, Pa  
 Owner Zip+4: 17340  
 Owner Carrier Rt:

Property Class: Residential  
 Annual Tax: \$3,571  
 Record Date: 08/29/08

## Geographic Information

County: Adams, PA  
 Municipality: Mount Joy  
 High Sch Dist: Littlestown Area  
 Tax ID: 30G18-0030---000  
 Tax ID Alt: 30G180030000

## Assessment &amp; Tax Information

Tax Year:	2018	Annual Tax:	\$3,571	Total Land Asmt:	\$105,500
County Tax:	\$919	Taxable Land Asmt:	\$105,500	Total Bldg Asmt:	\$113,900
Municipal Tax:	\$33	Taxable Bldg Asmt:	\$113,900	Total Asmt:	\$219,400
School Tax:	\$2,619	Water District:	0	Taxable Total Asmt:	\$219,400
Fire District:	0			Garbage District:	0
Light District:	0				

## Lot Characteristics

Acres: 3.18  
 Roads: Paved  
 Location: Urban

## Building Characteristics

Total SQFT:	1,298	Total Rooms:	6	Garage Type:	Yes (Type Unknown)
Residential Type:	Single/Det	Bed Rooms:	3	Water:	Well/Pvt
Residential Design:	1 Story	Full Baths:	1	Sewer:	On Site Septic
Stories:	1.00	Total Baths:	1.0	Year Built:	1980
Abv Grd Fin SQFT:	1,298	Exterior:	Aluminum	Heat Fuel:	Oil
Attic Type:	None	Porch/Deck SQFT:	144	Other Structure:	Grg(s)
Bldg Condition:	Average	Heat Delivery:	Hot/Warm Air		
		Septic:	Exists		
		Year Remodeled:	1985		

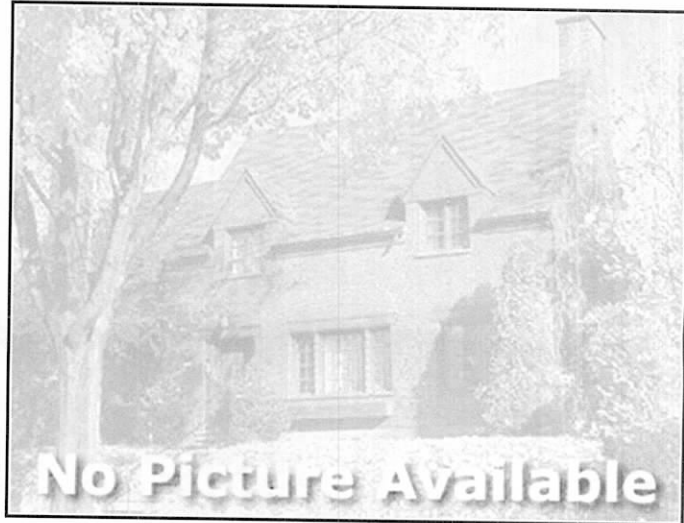
## Codes &amp; Descriptions

Land Use: 101 Residential 1 Family

County Bldg Desc: GREEN ALUM WITH WHITE TRI

## MLS History

Street Number is 40  
 Street Name is like 'schot'  
 Found 1 result in 0.03 seconds.



Researched and prepared by      Subject Property  
Greg Skipper

Prepared exclusively for  
Greg Skipper



**Greg Skipper**

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COMPETITIVE MARKET ANALYSIS DISCLOSURE



Thursday, September 6, 2018



**No Picture Available**



### Adjust

Price	\$194,995	\$249,000
Total Adjustments	\$500	\$-13,500
Adjusted Price	\$195,495	\$235,500

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## CMA Price Adjustments

Thursday, September 6, 2018

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Adjust

### Details

### Adjust

MLS#		941 Hoffman Home Road		95 Lion Archer Drive	
Status		1000145046		1000387678	
Prop Type		Closed		Pending	
City		Residential		Residential	
Sch District		Gettysburg		Littlestown	
Subdiv/Neigh		Gettysburg Area		Littlestown Area	
Ownership		Rural Area		Lion Ar	
Style		Fee Simple		Fee Simple	
Structure Type		Ranch/Rambler		Ranch/Rambler	
Year Built		Detached		Detached	
Taxes/Tax Yr	\$0.00	2006		1997	
Assessed Val	\$0	\$4,036 / 2017		\$4,832 / 2018	
List Date		\$271,100		\$295,600	
Sold Date		02/14/2018		04/15/2018	
DOM/CDOM	--/	04/19/2018		09/28/2018	
List Price		41/41		141/141	
Sold Price		\$265,000		\$224,900	
Concessions		\$255,000			
Abv Grd FinSF		1,503	-6,000.00	1,858	-10,000.00
Blw Grd FinSF		0		0	
\$/SqFt		\$169.66		\$121.04	
Acres		1.650		4.610	
Beds		3		2	5,000
Baths	/	2	-3,500/0	2	-3,500/0
Bsmnt Type		Partial		Full	
Garage Spcs		4.00		2.00	
Parking		Asphalt Driveway			
Fireplaces		1		1	
Cooling		Central A/C		Central A/C	
Heating		Propane		Propane	
Water		Well		Well	
Sewer		On Site Septic		On Site Septic	
Waterfront		No		No	
Pool		No Pool		No Pool	

Price  
Total Adjustments  
Adjusted Price

\$255,000  
\$-9,500  
\$245,500

\$224,900  
\$-8,500  
\$216,400

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Researched and prepared by Greg Skipper

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Thursday, September 6, 2018

## Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

### Closed Properties

Address	Price	Concs \$	Beds	Bth F	Bth H	AG Fin SqFt	Bldg SqFt	\$/SqFt	Contract Date
800 Harney Road	\$194,995	\$9,400	3	2	0	1,163		\$167.67	09/28/2017
650 Basehoar Roth Road	\$249,000		4	2	0	2,858	2,858	\$87.12	05/31/2018
941 Hoffman Home Road	\$255,000		3	2		1,503	1,503	\$169.66	04/19/2018
<b>Averages:</b>	<b>\$232,998</b>	<b>\$9,400</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1,841</b>	<b>2,181</b>	<b>\$141.48</b>	

### Pending Properties

Address	Price	Concs \$	Beds	Bth F	Bth H	AG Fin SqFt	Bldg SqFt	\$/SqFt	Contract Date
95 Lion Archer Drive	\$224,900		2	2		1,858	1,858	\$121.04	04/24/2018
<b>Averages:</b>	<b>\$224,900</b>		<b>2</b>	<b>2</b>		<b>1,858</b>	<b>1,858</b>	<b>\$121.04</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$194,995	\$236,950	\$230,974	\$255,000	4
<b>Adjusted Comparable Price</b>	\$195,495	\$225,950	\$223,224	\$245,500	4







Thursday, September 6, 2018

## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Sell Price Statistics

Average Price: \$223,200  
High Price: \$245,500  
Median Price: \$226,000  
Low Price: \$195,500

#### Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$133  
High Price/Sq Ft: \$168  
Median Price/Sq Ft: \$140  
Low Price/Sq Ft: \$82

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

### Summary...

**Judging on the comparables, I think a fair market value of the Subject property is between \$225,000 - \$230,000.**

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.





Thursday, September 6, 2018

## CMA Map

This page displays the Map for the CMA Subject and your comparables.



- 1 650 Basehoar Roth Road
- 2 95 Lion Archer Drive
- 3 941 Hoffman Home Road
- 4 800 Harney Road

